

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
FEBRUARY 22, 2018

PROJECT TITLE

The Arbors

ADDRESS/LOCATION

3500 Lake Park Drive

ASSESSOR'S PARCEL NUMBER

173-270-005

APPLICATION DATE

February 28, 2017

REQUESTED ENTITLEMENTS

Two 12-month Time Extensions

PROJECT SITE ZONING

PD (Planned Development)

PROJECT PLANNER

Susie Murray

APPLICANT

Chamberlain Lake Park LLC

PROPERTY OWNER

Chamberlain Lake Park LLC

FILE NUMBER

PRJ17-012 and PRJ18-006

APPLICATION COMPLETION DATE

February 28, 2017

FURTHER ACTIONS REQUIRED

Time Extensions for companion applications

GENERAL PLAN DESIGNATION

Low Density Residential (2-8 units per acre)

RECOMMENDATION

Approval

Agenda Item # 8.1
For Planning Commission Meeting of: February 22, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION
FROM: SUSIE MURRAY, CITY PLANNER
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT
THE ARBORS TENTATIVE MAP TIME EXTENSION

AGENDA ACTION: TWO RESOLUTIONS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, approve two 12-month time extensions for The Arbors Tentative Map to subdivide a 5.69-acre area into 37 single-family residential lots.

EXECUTIVE SUMMARY

The request before the Planning Commission (Commission) is two 12-month time extensions for the Tentative Map. The first will extend the expiration date to April 8, 2018, and the second will extend the expiration date to April 8, 2019.

BACKGROUND

1. Project Description

The Arbors Subdivision project includes a Tentative Map to subdivide a 5.69-acre parcel into 37 single-family residential lots; a Conditional Use Permit (CUP) for a small lot subdivision; and a Hillside Development Permit (HDP) to allow development on slopes greater than ten percent. All three entitlements were approved by the Planning Commission, Resolution Nos. 11518-11521, on April 8, 2010. Since then, a series of State-mandated time extensions and one City-approved time extension have extended the expiration date for the project to April 8, 2016.

2. Surrounding Land Uses

North: Low Density Residential (2-8 units per acre)
South: Very Low Density Residential (0.2-2.0 units per acre)

East: Low Density Residential, Very Low Density Residential and
Parks/Recreation
West: Very Low Density Residential

The Project site is located within the Nielsen Ranch Planned Community. It abuts the Resilient City combining district (District) to the north, where the single-family residential neighborhood has been largely destroyed by the October 2017 firestorms. The properties immediately to the west are undeveloped and beyond that are single-family residential uses. Russell Creek runs along the southern boundary, and open space and single-family residential uses are to the east.

3. Existing Land Use – Project Site

The project site is undeveloped. It is vegetated with a high density of trees, many of which show signs of damage from the October 2017 firestorm.

4. Project History

The Nielsen Ranch Planned Community was established in 1992. The subject site was subdivided as a “bulk parcel” as part of the Nielsen Ranch Final Map that recorded on December 30, 1996. This subdivision also created public open space including Nielsen Ranch Park and the open space south of the project site along Russell Creek.

On April 8, 2010, the Planning Commission approved Resolution Nos. 11518 – 11521, adopting a Mitigated Negative Declaration (MND), and approving a Hillside Development Permit to develop on a slope greater than ten percent, a Conditional Use Permit (CUP) for a small lot subdivision, and a Tentative Map to subdivide the property into 37 single-family residential lots.

As a result of two State-mandated time extensions (Assembly Bills 208 and 116), the Project expiration date was extended to April 8, 2016.

On September 22, 2016, the Planning Commission approved a 12-month time extension, which extended the expiration date of the map to April 8, 2017.

On March 1, 2017, Project applications requesting the second 12-month time extension were submitted to Planning and Economic Development, which would extend the expiration date to April 8, 2018.

On January 22, 2017, Project applications requesting the third 12-month time extension were submitted to Planning and Economic Development, which would extend the expiration date to April 8, 2019.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential, which allows development at a density of 2-8 units per acre. The Project was approved at a density of 6.5 units per acre. During the Planning Commission Public Hearing on April 8, 2010, the Planning Commission determined that the Tentative Map and associated entitlements were consistent with the Goals and Policies of the General Plan.

2. Other Applicable Plans – Citywide Creek Master Plan

The Project site is adjacent to Russell Creek, which is fed by several draws in Fountaingrove and is a tributary to Piner Creek. Russell Creek is organized into two reaches. Reach 1, which runs along the southern edge of the Project site, is surrounded by mostly by residential development.

This stretch of the creek is identified as a “modified” creek on the Citywide Creek Master Plan planning watershed area, and preservation is recommended for the portions of this reach that are upstream of Bicentennial Drive.

3. Zoning

North: PD (Planned Development) zoning district
South: PD (Planned Development) zoning district
East: PD (Planned Development) zoning district
West: R-1-6 (Single Family Residential) zoning district

The site is located within the Nielsen Ranch Planned Community, which was intended to include a mix of detached and attached single-family residential uses, while retaining the natural and visual resources of the site.

The Project is consistent with the Nielson Ranch Policy Statement and Hillside Development standards, pursuant to Zoning Code Chapter 20-32, including setbacks, height and parking.

4. Design Guidelines

Planning staff and the Planning Commission determined the project was consistent with a number of Hillside Development Design Guidelines during the review and approval of the Hillside Development Permit. Should the extension be

granted, the project would be required to undergo Preliminary and Final Design Review by the Design Review Board for the attached housing.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

No comments have been received as of the date this report was written.

7. Public Improvements/On-Site Improvements

The Project was conditioned to construct a traffic circle at Lake Park Drive and Bella Vista Way, and to restripe Lake Park Drive. These traffic calming measures were required as a result of a separate public process with nearby residents, facilitated by Transportation and Public Works, to determine measures to reduce speeds on Lake Park Drive. A comprehensive list of improvements is included on Planning Commission Resolution No. 11794, included as an attachment to this report.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared for the Project, which resulted in a Mitigated Negative Declaration that was adopted by the Commission on April 8, 2010 (Resolution No. 11518). CEQA Guidelines section 15162 provides that no additional review is required where a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration.

The Project site is heavily wooded. Since the Project was approved, trees located at the site have grown to significant sizes, expired, or were damaged by the October 2017 firestorms. The project has been conditioned to comply with the Tree Ordinance, City Code Chapter 17-24, and will require a new arborist evaluation at time of building permit submittal, including an updated planting plan. Therefore, further environmental review is not required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

THE ARBORS TENTATIVE MAP TIME EXTENSION
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NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, a Notice of Public Hearing was mailed to property owners within 400 feet, the notice was published in the Press Democrat, and a public hearing sign was installed onsite announcing the Planning Commission public hearing.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Planning Commission minutes and resolutions from April 8, 2010
- Attachment 4: Planning Commission minutes and resolutions from September 22, 2016
- Attachment 5: Approved Tentative Map, signed by Gregory N. Hurd, dated November 19, 2009
- Attachment 6: Mitigated Negative Declaration, prepared by the City of Santa Rosa, dated July 10, 2009, and revised March 29, 2010
- Attachment 7: Proposed Building Elevations and Site Renderings, prepared by Mark Gross & Associates
- Resolution 1: Time Extension to April 8, 2018
- Resolution 2: Time Extension to April 8, 2019

CONTACT

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